082.0	0002	0063.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	608,200 / 608,200
					USE VALUE:	608,200 / 608,200
					ASSESSED:	608,200 / 608,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CANN PAUL
Owner 2:	MC CANN MARY
Owner 3:	
Street 1:	50 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Wood Shingle Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4052.000	229,100		379,100	608,200
Total Card	0.093	229,100		379,100	608,200
Total Parcel	0.093	229,100		379,100	608,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.34 /Parcel: 368.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51295

GIS Ref

GIS Ref

Insp Date 08/07/18

!6687!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0063.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,100	0	4,052.	379,100	608,200		Year end	12/23/2021
2021	101	FV	221,500	0	4,052.	379,100	600,600		Year End Roll	12/10/2020
2020	101	FV	221,500	0	4,052.	379,100	600,600	600,600	Year End Roll	12/18/2019
2019	101	FV	191,800	0	4,052.	373,700	565,500	565,500	Year End Roll	1/3/2019
2018	101	FV	190,000	0	4,052.	287,000	477,000	477,000	Year End Roll	12/20/2017
2017	101	FV	190,000	0	4,052.	270,800	460,800	460,800	Year End Roll	1/3/2017
2016	101	FV	190,000	0	4,052.	249,100	439,100	439,100	Year End	1/4/2016
2015	101	FV	182,700	0	4,052.	232,900	415,600	415,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:18:12

LAST REV

Date	Time
08/30/18	15:27:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13442-344		5/1/1978		53,500	No	No		Y

USER DEFINED

Prior Id # 1:	51295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2017	1414	New Wind	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Meas/Inspect	BS	Barbara S
12/10/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Meas/Inspect	277	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4052		Sq. Ft.	Site		0	70.	1.34	6									379,093						379,100	

Total AC/HA:	0.09302	Total SF/SM:	4052	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,093	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332023
Depreciation:	102927
Depreciated Total:	229096

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

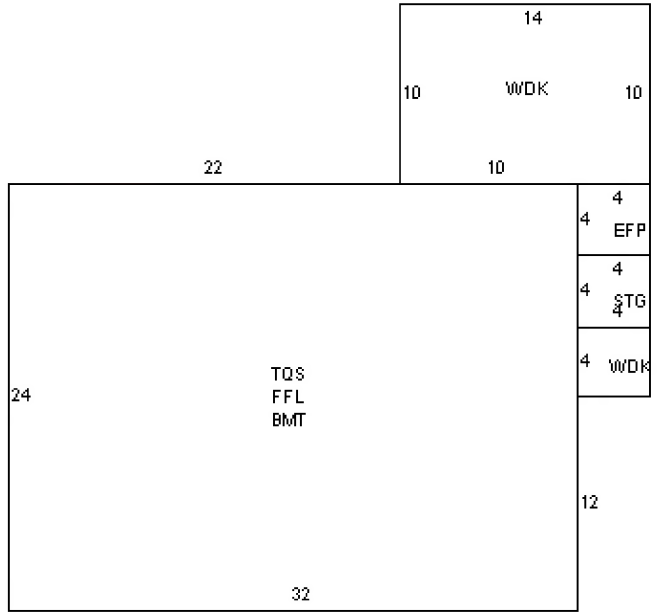
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	99.61
Final Total:	229100	Val/Su SzAd	170.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.130	43,106
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	156	12.410	1,936
EFP	Enclos Porch	16	72.590	1,161
STG	Storage	16	16.000	256

Net Sketched Area:	2,300			Total:	246,023
Size Ad	1344	Gross Area	2492	FinArea	1651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0063.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X6	A	AV	1964	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	